

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Omaha Consortium**

State: **NE**

PJ's Total HOME Allocation Received: **\$43,151,896**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	2			
Program Progress:							
% of Funds Committed	93.79 %	94.66 %	2	92.63 %	51	53	
% of Funds Disbursed	87.20 %	88.31 %	2	86.67 %	45	47	
Leveraging Ratio for Rental Activities	6.28	6.34	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	97.24 %	97.58 %	2	88.14 %	44	41	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.21 %	76.43 %	1	76.19 %	50	49	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.96 %	82.70 %	2	81.48 %	44	44	
% of 0-30% AMI Renters to All Renters***	41.06 %	45.95 %	2	45.62 %	38	39	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.68 %	1	96.17 %	100	100	
Overall Ranking:			In State:	2 / 2	Nationally:	63 65	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,624	\$18,413		\$28,750	682 Units	26.70 %	
Homebuyer Unit	\$26,428	\$20,911		\$15,714	415 Units	16.30 %	
Homeowner-Rehab Unit	\$40,312	\$21,223		\$21,140	75 Units	2.90 %	
TBRA Unit	\$3,784	\$2,504		\$3,230	1,379 Units	54.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Omaha Consortium NE

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$79,297	\$110,067	\$44,779
State:*	\$91,457	\$97,618	\$22,733
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.88

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	56.7	50.6	45.3	49.6	Single/Non-Elderly:	44.7	32.8	30.7	44.3
Black/African American:	35.8	41.2	50.7	40.0	Elderly:	13.2	1.2	21.3	0.0
Asian:	0.3	0.2	0.0	0.0	Related/Single Parent:	25.1	36.6	25.3	48.7
American Indian/Alaska Native:	0.3	0.5	0.0	1.7	Related/Two Parent:	12.2	20.0	20.0	5.2
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.7	9.4	2.7	1.7
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.2	0.0	0.0					
Black/African American and White:	0.3	0.2	0.0	2.6					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.7	0.2	0.0	0.0					
Asian/Pacific Islander:	0.6	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	5.3	6.5	4.0	6.1					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	51.8	26.7	41.3	45.2	Section 8:	20.5	0.2 [#]		
2 Persons:	21.7	21.7	28.0	27.0	HOME TBRA:	1.0			
3 Persons:	15.7	26.3	8.0	17.4	Other:	4.7			
4 Persons:	7.2	11.6	10.7	3.5	No Assistance:	73.8			
5 Persons:	2.5	7.0	6.7	2.6					
6 Persons:	1.0	4.3	2.7	2.6					
7 Persons:	0.1	1.2	1.3	1.7					
8 or more Persons:	0.0	1.2	1.3	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				109

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Omaha Consortium State: NE Group Rank: 63
 (Percentile)
 State Rank: 2 / 2 PJs Overall Rank: 65
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	97.24	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	78.21	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.96	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	2.1	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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